# TEXAS REALTORS

## SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

#### CONCERNING THE PROPERTY AT

32006 Woodway Pines Dr Hockley, TX 77447-4543

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller is X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property? (approximate date) or never occupied the Property

#### Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	Ν	U	ltem	Y	Ν	U	Item	Y	Ν	U
Cable TV Wiring				Liquid Propane Gas:				Pump:sumpgrinder			
Carbon Monoxide Det.				-LP Community (Captive)				Rain Gutters			
Ceiling Fans				-LP on Property				Range/Stove			
Cooktop				Hot Tub				Roof/Attic Vents			
Dishwasher				Intercom System				Sauna			
Disposal				Microwave				Smoke Detector			
Emergency Escape Ladder(s)				Outdoor Grill				Smoke Detector - Hearing Impaired			
Exhaust Fans				Patio/Decking Toxt				Spa			
Fences				Plumbing System Text				Trash Compactor			
Fire Detection Equip.				Pool				TV Antenna			
French Drain				Pool Equipment		Washer/Dryer Hookup					
Gas Fixtures				Pool Maint. Accessories				Window Screens			
Natural Gas Lines				Pool Heater				Public Sewer System			

Item	Y	Ν	U	Additional Information
Central A/C				electric gas number of units:
Evaporative Coolers				number of units:
Wall/Window AC Units				number of units:
Attic Fan(s)				if yes, describe:
Central Heat				electric gas number of units:
Other Heat				if yes, describe:
Oven				number of ovens: electric gas other:
Fireplace & Chimney				wood gas logs mock other:
Carport				attached not attached
Garage				attached not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls				owned leased from:
Security System				owned leased from:
Solar Panels				owned leased from:
Water Heater				electric gas other: number of units:
Water Softener				owned leased from:
Other Leased Items(s)				if yes, describe:

(TXR-1406) 09-01-19

Initialed by: Buyer:

and Seller: .

DVB

Page 1 of 6

RentLife Property Management, 14010 Alice Road Tomball TX 77377 Phone: 7133736798 Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com Niki Settle

32006 Woodway

Fax: 8325623333

DUCUOISI EIIVEIUPE ID. 04009/ EU-0/00-400A-A440-00/400/4A010

		32006 Woodway Pines Dr			
Concerning the Property at	Hockley, TX 77447-4543				
Underground Lawn Sprinkler	Х	Xautomatic manual areas covered:			
Septic / On-Site Sewer Facility		X if yes, attach Information About On-Site Sewer Facility (TXR-1407)			
Water supply provided by:citywell _XMUDco-opunknownother:         Was the Property built before 1978?yes X nounknown (If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards).         Roof Type:not sureAge:7 years(approximate) is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?yes X nounknown					
Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? yes $\underline{X}$ no If yes, describe (attach additional sheets if necessary):					

## Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	Ν
Basement		X
Ceilings		X
Doors		X
Driveways		X
Electrical Systems		X
Exterior Walls		X

ltem	Y	Ν
Floors		X
Foundation / Slab(s)		X
Interior Walls		X
Lighting Fixtures		X
Plumbing Systems		Х
Roof		X

ltem	Y	Ν
Sidewalks		X
Walls / Fences		X
Windows		X
Other Structural Components		X

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

## Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y	Ν
Aluminum Wiring		Х
Asbestos Components		Х
Diseased Trees: oak wilt	_	Х
Endangered Species/Habitat on Property		X
Fault Lines		Χ
Hazardous or Toxic Waste		X
Improper Drainage		X
Intermittent or Weather Springs		X
Landfill		Χ
Lead-Based Paint or Lead-Based Pt. Hazards		Х
Encroachments onto the Property		Х
Improvements encroaching on others' property		X
Located in Historic District		X
Historic Property Designation		Σ
Previous Foundation Repairs		X
Previous Roof Repairs		X
Previous Other Structural Repairs		X
Previous Use of Premises for Manufacture of Methamphetamine		Х

Condition	Y	N
Radon Gas		X
Settling		X
Soil Movement		X
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Damage Not Due to a Flood Event		X
Wetlands on Property		X
Wood Rot		X
Active infestation of termites or other wood		v
destroying insects (WDI)		X
Previous treatment for termites or WDI		Χ
Previous termite or WDI damage repaired		X
Previous Fires		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot Tub/Spa*		X

(TXR-1406) 09-01-19 Initialed by: Buyer:

\_, \_\_\_\_\_ and Seller:

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DUCUSIGIT ETTVELOPE ID. 04003/ EU-0/00-400A-A440-00/400/4A010

Concerning the Property at

32006 Woodway Pines Dr Hockley, TX 77447-4543

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): \_\_\_\_\_

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? \_\_\_\_\_yes X no if yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following conditions?\* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N \_X \_\_\_ Present flood insurance coverage (if yes, attach TXR 1414). X Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir. \_ <u>X</u> Previous flooding due to a natural flood event (if yes, attach TXR 1414). Х Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414). Located wholly partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, \_\_\_<u>X</u> AH, VE, or AR) (if yes, attach TXR 1414). \_\_\_\_X Located \_\_\_\_ wholly \_\_\_\_ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)). X Located wholly partly in a floodway (if yes, attach TXR 1414). \_\_\_X Located wholly partly in a flood pool.

 $\_\_X$  Located  $\_$  wholly  $\_\_$  partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary): \_\_\_\_\_\_

\*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_ and Seller: DVB

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32006 Woodway

DUGUSIUII ETIVEIUDE ID. 04003/EU-3/30-433A-A443-03/430/4A310

32006 Woodway Pines Dr Concerning the Property at \_\_\_\_\_\_ Hockley, TX 77447-4543

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\* \_\_yes X no If yes, explain (attach additional sheets as necessary): \_\_\_\_\_

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? yes Xno If yes, explain (attach additional sheets as necessary):

Section 8.	Are you (Seller) aware of any of the following?	(Mark Yes (Y) if you are aware.	Mark No (N) if you are
not aware.)			

N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with \_\_\_\_X unresolved permits, or not in compliance with building codes in effect at the time.
- Х Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Stone Creek Ranch HOA 

   Manager's name:
   Phone:
   8326784500

   Fees or assessments are: \$ \$475.00
   per Year
   and are: X mandatory voluntary

   Any unpaid fees or assessment for the Property? \_\_yes (\$ \_\_\_\_\_) <u>x</u> no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- <u>X</u>\_\_\_ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? yes X no If yes, describe:

- \_\_\_\_X Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- \_\_\_\_X Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated X to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual.
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental \_ X hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).
- Х Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- Х The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district. \_ \_X

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

32006 Woodway

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32006 Woodway Pines Dr Concerning the Property at \_\_\_\_\_ Hockley, TX 77447-4543

Section 9. Seller has X has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? yes X no If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages
	а 1		

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

Homestead	Senior Citizen	Disabled
Wildlife Management	Agricultural	Disabled Veteran
Other:		${f X}$ Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? yes Xno

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? yes Xno If yes, explain:

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\* \_\_\_\_ unknown \_\_\_ no \_Xyes. If no or unknown, explain. (Attach additional sheets if necessary):

\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

DINA VELOSO BURKE		4/27	7/2022		
Signature of Seller			Date	Signature of Seller	Date
Printed Name:	ina Burke			Printed Name:	
(TXR-1406) 09-01-19		Initialed by: Buyer: _	,,	and Seller:	Page 5 of 6
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Concerning the Property at

#### ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <u>https://publicsite.dps.texas.gov/SexOffenderRegistry</u>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Reliant Electric	phone #: _	866-222-7100
Sewer:	phone #:	
Water: Inframark Harris County MUD 434	phone #:	2815794500
Cable:	phone #: _	
Trash:	phone #:	
Natural Gas: Centerpoint Energy	phone #:	713-659-2111
Phone Company:	phone #: _	
Propane:	phone #: _	
Internet:	phone #: _	

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller: by , ,	Page 6 of 6 32006 Woodway

# **L** TEXAS REALTORS

### SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

#### CONCERNING THE PROPERTY AT

32006 Woodway Pines Dr Hockley, TX 77447-4543

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller \_\_ is X is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?

#### Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

Item	Y	Ν	U	]	Item	Y	Ν	U	Item Y	N	U
Cable TV Wiring					Liquid Propane Gas:				Pump: sump grinder		
Carbon Monoxide Det.					-LP Community (Captive)				Rain Gutters		
Ceiling Fans					-LP on Property				Range/Stove		
Cooktop					Hot Tub				Roof/Attic Vents		
Dishwasher					Intercom System				Sauna		
Disposal					Microwave				Smoke Detector		
Emergency Escape Ladder(s)					Outdoor Grill				Smoke Detector - Hearing Impaired		
Exhaust Fans					Patio/Decking Toxt				Spa		
Fences					Patio/Decking Plumbing System Text				Trash Compactor		
Fire Detection Equip.					Pool				TV Antenna		
French Drain					Pool Equipment				Washer/Dryer Hookup		
Gas Fixtures					Pool Maint. Accessories				Window Screens		
Natural Gas Lines				]	Pool Heater				Public Sewer System		

Item	Y	N	U	Additional Information
Central A/C				electricgas_number of units:
Evaporative Coolers				number of units:
Wall/Window AC Units				number of units:
Attic Fan(s)				if yes, describe:
Central Heat				electricgas_number of units:
Other Heat				if yes, describe:
Oven				number of ovens:electricgasother:
Fireplace & Chimney				wood gas logsmockother:
Carport				attached not attached
Garage				attached not attached
Garage Door Openers				number of units: number of remotes:
Satellite Dish & Controls				owned leased from:
Security System				owned leased from:
Solar Panels				owned leased from:
Water Heater				electric gas other: number of units:
Water Softener				owned leased from:
Other Leased Items(s)				if yes, describe:

(TXR-1406) 09-01-19 Initialed by: Buyer: \_\_\_\_\_, and Seller:

Page 1 of 6

RentLife Property Management, 14010 Alice
 Road Tomball TX 77377
 Phone: 7133736798
 Fax: 8325623333

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Concerning the Property at

#### 32006 Woodway Pines Dr Hockley, TX 77447-4543

•			-
Underground Lawn Sprinkler	X	Xautomatic manual areas covered:	
Septic / On-Site Sewer Facility		X if yes, attach Information About On-Site Sewer Facility (TXR-1407)	

Water supply provided by: \_\_\_\_\_ city \_\_\_\_ well XMUD co-op \_\_\_\_\_ unknown \_\_\_\_\_ other:

Was the Property built before 1978? \_\_\_ yes X no \_\_\_ unknown

(If yes, complete, sign, and attach TXR-1906 concerning lead-based paint hazards). Age: 7 years Roof Type: not sure

(approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)? yes X no unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? \_\_\_\_yes X no If yes, describe (attach additional sheets if necessary):

#### Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Item	Y	Ν
Basement		X
Ceilings		X
Doors		X
Driveways		X
Electrical Systems		X
Exterior Walls		X

Item	Y	Ν
Floors		X
Foundation / Slab(s)		X
Interior Walls		X
Lighting Fixtures	×1	Х
Plumbing Systems		Х
Roof		X

ltem	Y	N
Sidewalks		X
Walls / Fences		X
Windows		X
Other Structural Components		X

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

#### Section 3. Are you (Seller) aware of any of the following conditions? (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

Condition	Y N
Aluminum Wiring	X
Asbestos Components	X
Diseased Trees: oak wilt	X
Endangered Species/Habitat on Property	X
Fault Lines	X
Hazardous or Toxic Waste	X
Improper Drainage	X
Intermittent or Weather Springs	X
Landfill	X
Lead-Based Paint or Lead-Based Pt. Hazards	X
Encroachments onto the Property	X
Improvements encroaching on others' property	X
Located in Historic District	X
Historic Property Designation	X
Previous Foundation Repairs	X
Previous Roof Repairs	X
Previous Other Structural Repairs	X
Previous Use of Premises for Manufacture of Methamphetamine	X

Condition	Y	N
Radon Gas		X
Settling		X
Soil Movement		X
Subsurface Structure or Pits		X
Underground Storage Tanks		X
Unplatted Easements		X
Unrecorded Easements		X
Urea-formaldehyde Insulation		X
Water Damage Not Due to a Flood Event		X
Wetlands on Property		X
Wood Rot		X
Active infestation of termites or other wood		v
destroying insects (WDI)		X
Previous treatment for termites or WDI		X
Previous termite or WDI damage repaired		X
Previous Fires		X
Termite or WDI damage needing repair		X
Single Blockable Main Drain in Pool/Hot		X
Tub/Spa*		Λ

(TXR-1406) 09-01-19 Initialed by: Buyer: \_\_\_\_\_, and Seller: DVB ,

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DUCUSION ENVELOPE ID. 04009/ E0-0/00-400A-A440-00/400/4A010

Concerning the Property at

32006 Woodway Pines Dr Hockley, TX 77447-4543

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

\*A single blockable main drain may cause a suction entrapment hazard for an individual.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? \_\_\_\_\_yes \_X no \_ If yes, explain (attach additional sheets if necessary): \_\_\_\_\_\_

Section 5. Are you (Seller) aware of any of the following conditions?\* (Mark Yes (Y) if you are aware and check wholly or partly as applicable. Mark No (N) if you are not aware.)

Y N	
<u>X</u>	Present flood insurance coverage (if yes, attach TXR 1414).
<u> </u>	Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir.
<u>X</u>	Previous flooding due to a natural flood event (if yes, attach TXR 1414).
<u> </u>	Previous water penetration into a structure on the Property due to a natural flood event (if yes, attach TXR 1414).
<u> </u>	Locatedwhollypartly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE AO, AH, VE, or AR) (if yes, attach TXR 1414).
X	Located wholly partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded)).
X	Located wholly partly in a floodway (if yes, attach TXR 1414).
X	Located wholly partly in a flood pool.
X	Located wholly partly in a reservoir.

If the answer to any of the above is yes, explain (attach additional sheets as necessary):

\*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(TXR-1406) 09-01-19

Initialed by: Buyer: \_\_\_\_\_ , \_\_\_\_ and Seller:

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32006 Woodway

DUCUSIGIT ETIVELUDE ID. 04009/ EU-0/ 00-400A-A440-00/ 400/ 4A0 10

32006 Woodway Pines Dr Concerning the Property at \_\_\_\_\_\_ Hockley, TX 77447-4543

Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?\* \_\_\_yes X no lf yes, explain (attach additional sheets as necessary):

\*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? \_\_\_\_yes \_\_\_Xno \_ If yes, explain (attach additional sheets as necessary):

Section 8.	Are you (Seller) aware of any of the	following? (Mark Ye	es (Y) if you are aw	are. Mark No (N) if you are
not aware.)				

#### Y N

- Room additions, structural modifications, or other alterations or repairs made without necessary permits, with X unresolved permits, or not in compliance with building codes in effect at the time.
- Х Homeowners' associations or maintenance fees or assessments. If yes, complete the following: Name of association: Stone Creek Ranch HOA Phone: 8326784500 

   Manager's name:
   Phone:
   8326784500

   Fees or assessments are:
   \$ 475.00
   per
   Year
   and are:
   X mandatory
   voluntary

   Manager's name: Any unpaid fees or assessment for the Property? \_\_yes (\$ \_\_\_\_\_) x no If the Property is in more than one association, provide information about the other associations below or attach information to this notice.
- <u>x</u>\_\_ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? \_\_\_\_yes \_X no If yes, describe: \_\_\_\_\_\_

- \_\_\_\_X Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- X Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)
- Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.
- Any condition on the Property which materially affects the health or safety of an individual. X
- Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental \_ X hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. If yes, attach any certificates or other documentation identifying the extent of the
  - remediation (for example, certificate of mold remediation or other remediation).
- Х Any rainwater harvesting system located on the Property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- Х The Property is located in a propane gas system service area owned by a propane distribution system retailer.
- Any portion of the Property that is located in a groundwater conservation district or a subsidence district. \_ \_X

If the answer to any of the items in Section 8 is yes, explain (attach additional sheets if necessary):

Initialed by: Buyer: \_\_\_\_\_, \_\_\_\_ and Seller: [\_\_\_\_\_, \_\_\_\_

DUCUOINT ETIVELUPE ID. 04009/EU-0/00-400A-A440-00/400/4A010

Concerning the Property at	Hockley, TX 77447-4543		
		••••••••••••••••••••••••••••••••••••••	

22006 Weedway Dince Dr

Section 9. Seller <u>has</u> has not attached a survey of the Property.

Section 10. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? \_\_\_\_\_ yes X no If yes, attach copies and complete the following:

Inspection Date	Туре	Name of Inspector	No. of Pages

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 11. Check any tax exemption(s) which you (Seller) currently claim for the Property:

Homestead	Senior Citizen	Disabled
Wildlife Management	Agricultural	Disabled Veteran
Other:		X Unknown

Section 12. Have you (Seller) ever filed a claim for damage, other than flood damage, to the Property with any insurance provider? \_\_yes Xno

Section 13. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? \_\_\_\_\_ yes X no If yes, explain: \_\_\_\_\_\_

Section 14. Does the Property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code?\* \_\_\_\_unknown \_\_\_\_ no \_\_Xyes. If no or unknown, explain. (Attach additional sheets if necessary): \_\_\_\_\_\_

\*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

DINA VELOSO BURKE	4/27/2022		
Signature of Seller	Date	Signature of Seller	Date
Printed Name: Dina	Burke	Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer:,	and Seller:	Page 5 of 6
Pro	oduced with Lone Wolf Transactions (zipForm Edition) 231 She	arson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com	32006 Woodway

Concerning the Property at

#### ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit <u>https://publicsite.dps.texas.gov/SexOffenderRegistry</u>. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review *Information Regarding Windstorm and Hail Insurance for Certain Properties* (TXR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

Electric: Reliant Electric	phone #:	866-222-7100
Sewer:	phone #:	
Water: Inframark Harris County MUD 434	phone #:	2815794500
Cable:	phone #:	
Trash:	phone #:	
Natural Gas: Centerpoint Energy	phone #:	713-659-2111
Phone Company:	phone #:	
Propane:	phone #:	
Internet:	phone #:	

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

Signature of Buyer	Date	Signature of Buyer	Date
Printed Name:		Printed Name:	
(TXR-1406) 09-01-19	Initialed by: Buyer: , _	and Seller:	Page 6 of 6
	Produced with Lone Wolf Transactions (zipForm Edition) 231 She	arson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com	32006 Woodway

	PROMULGATED BY THE TE	XAS REAL ESTATE COMMISSION (TREC)	11-10-2020	
TREE TEXAS REAL ESTATE COMM	ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT			
	32006 Woodway Pines Dr	Hockley		
		reet Address and City)		
		NCH ASSOCIATION 281-447-3388		
to the Section (Check ] 1. ] 2. ] 2. ] 3. ] 3. ] 3. ] 3. ] 3. ] 3. ] 3. ] 3	IVISION INFORMATION: "Subdivision Insubdivision and bylaws and rules of the Arm 207.003 of the Texas Property Code.         is only one box):         Within days after the effective the Subdivision Information to the Buyer occurs first, and the earnest money will herefunded to Buyer occurs first, and the earnest money will be refunded to Buyer Within days after the effective copy of the Subdivision Information to time required, Buyer may terminate the Information or prior to closing, whichever Buyer, due to factors beyond Buyer's correquired, Buyer may, as Buyer's sole remiprior to closing, whichever occurs first, and Buyer has received and approved the Single fails to deliver the updated resale of Buyer's expense, shall deliver it to Buyer's expense, shall deliver it to Buyer's expense, shall deliver of the Site company or its agent is authorized attain ONLY upon receipt of the rest ted to pay.         RIAL CHANGES. If Seller becomes a promptly give notice to Buyer. Buyer may any exponention occurs prior to closing, and the AND DEPOSITS FOR RESERVES: Exception from the Subdivision Information prior to closing, and the Subdivision Information prior to closing, and the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the Title Commany of the Subdivision Information prior to the T	ve date of the contract, Buyer shall obtain the Seller. If Buyer obtains the Subdivision the contract within 3 days after Buyer re- er occurs first, and the earnest money will I ntrol, is not able to obtain the Subdivision Inf medy, terminate the contract within 3 days a and the earnest money will be refunded to Bu Subdivision Information before signing the of certificate. If Buyer requires an updated res yer within 10 days after receiving payment hate this contract and the earnest money will certificate within the time required. ubdivision Information. ed to act on behalf of the parties to o quired fee for the Subdivision Inform ware of any material changes in the S ay terminate the contract prior to closing provided was not true; or (ii) any material he earnest money will be refunded to Buyer. ept as provided by Paragraphs A and D, B er charges associated with the transfer of the cess. sociation to release and provide the S by the Buyer, the Title Company, or any brok or an updated resale certificate, and the status of dues, special assessments, viola fusal), X Buyer Seller shall pay the Titl ompany ordering the information. Y THE ASSOCIATION: The Association rty. If you are concerned about the condi	which are described by n, pay for, and deliver on, Buyer may terminate or to closing, whichever receive the Subdivision prior to closing and the , pay for, and deliver a n Information within the ceives the Subdivision be refunded to Buyer. If formation within the time fiter the time required or uyer. contract. Buyer does ale certificate, Seller, at for the updated resale be refunded to Buyer if btain the Subdivision ation from the party Subdivision Information, by giving written notice adverse change in the uyer shall pay any and a Property not to exceed Subdivision Information ker to this sale. If Buyer Title Company requires tions of covenants and e Company the cost of n may have the sole tion of any part of the	
	will make the desired repairs.	you should not sign the contract unless yo		
		Dina Veloso BURKe	4/27/2022	
Buyer		Seller DINA VELOSO BURKE		
Buyer		Seller		
	he form of this addendum has been approved by the Tr	exas Real Estate Commission for use only with similarly ap	proved or promulasted forms of	
TREC	ontracts. Such approval relates to this contract form only. nade as to the legal validity or adequacy of any provision	exas Real Estate Commission for use only with similarly ap TREC forms are intended for use only by trained real estat in any specific transactions. It is not intended for complex -3000 (www.trec.texas.gov) TREC No. 36-9. This form replaces T	e licensees. No representation is transactions. Texas Real Estate	
TXR 1922			TREC NO. 36-9	

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### Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

1) The real property, described below, that you are about to purchase is located in the <u>HC MUD #434</u> District. The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.80 \_\_\_\_\_\_\_ on each \$100 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.80 \_\_\_\_\_\_\_ on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued in \$22,935,000.00 \_\_\_\_\_\_, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$75,060,000.00 \_\_\_\_\_\_.

2) The district has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The district may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$\_\_\_\_\_\_. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

3) Mark an "X" in one of the following three spaces and then complete as instructed.

\_\_\_ Notice for Districts Located in Whole or in Part within the Corporate Boundaries of a Municipality (Complete Paragraph A).

X Notice for Districts Located in Whole or in Part in the Extraterritorial Jurisdiction of One or More Home-Rule Municipalities and Not Located within the Corporate Boundaries of a Municipality (Complete Paragraph B).

A) The district is located in whole or in part within the corporate boundaries of the City of \_\_\_\_\_\_\_. The taxpayers of the district are subject to the taxes imposed by the municipality and by the district until the district is dissolved. By law, a district located within the corporate boundaries of a municipality may be dissolved by municipal ordinance without the consent of the district or the voters of the district.

B) The district is located in whole or in part in the extraterritorial jurisdiction of the City of <u>HOUSTON</u>. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

4) The purpose of this district is to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows: <u>LT 42 BLK 1 STONE</u> CREEK RANCH SEC 5

Dirusigned by: DINA VELOSO BURKE	4/27/2022		
Signature of Seller	Date	Signature of Seller	Date
DINA VELOSO BURKE			

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Signature of Purchaser

Date

Signature of Purchaser

Date

NOTE: Correct district name, tax rate, bond amounts. and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the notice shall be executed by the seller and purchaser, as indicated. If the district does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, \_\_\_\_\_\_\_" for the words "this date" and place the correct calendar year in the appropriate space.

7/06/2020 ©2020	©2020 Houston REALTO	RS® Information Service, Inc.		HAR400
RentLife Property Management, 14010 Alio	e Road Tomball TX 77377	Phone: 7133736798	Fax: 8325623333	32006 Woodway
Niki Settle	Produced with Lone Wolf Transactions (zipForm Edition) 717 N	Harwood St, Suite 2200, Dallas, TX 75201	www.lwolf.com	

### FLOOD AND RISING WATER ADDENDUM

## NOTICE TO BUYERS IN HARRIS COUNTY, MONTGOMERY COUNTY, AND SURROUNDING COUNTIES:

There is no guaranty that a property located in Harris County, Montgomery County, and surrounding counties will not have a problem with flooding, storm runoff, rising water, or other unexpected storm-related events. These storm-related events can be devastating. Therefore, Buyers/Tenants are advised to check with your insurance agent about obtaining flood insurance for the property.

Broker and agents further recommend and advise the Buyer(s) when purchasing a property to investigate where the property is located in a flood zone by reviewing of the Seller's surveys and conducting research with the county drainage and flood control district. Please be aware that even when a property is located outside a flood zone, the possibilities of flooding, storm runoff, and rising water due to acts of God and other storm-related events still exist. Broker and its agents in no manner warrant or represent that any specific property in Harris County, Montgomery County, or any surrounding county will not be subject to flash flooding, rising rater, storm runoff, drainage district releases, and/or flooding.

I/We, the BUYER(S)/TENANT(S) before signing below, affirm and represent that I/We have personally read and understood this Notice and me/We would do my/our due diligence and research the availability of flood insurance and any applicable flood zones pertaining to this property.

32006 Woodway Pi	nes Drive, Hockley, Texas 77447	
Property Address		
		<i>.</i>
Buyer/Tenant	Date	
		6
Buyer/Tenant	Date	
DocuSigned by: DINA VELOSO BURKE	4/27/2022	
Seller/Landlord	Date	
Seller/Landlord	Date	